





£400,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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Energy
Rating

C

Council Tax Band E



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Bretenoux Road, continue towards the end of the cul-de-sac and take the second turning on the left into Actis Road. Meadow View is the first turning on the left and the property will be found almost immediately on the right hand side.

Description

Occupying a generous corner plot within a peaceful cul de sac on the ever popular Redlands development, this extended detached bungalow offers remarkably flexible accommodation with up to five bedrooms and a choice of reception space. Available with no onward chain, the property combines spacious living, a double garage, ample parking and a mature enclosed garden, making it an excellent opportunity for families, those seeking single level living or buyers looking for adaptable accommodation close to town outskirts.

The property is entered via a welcoming entrance hall with useful coat storage, leading through to the principal reception areas. Double doors open into the spacious sitting room where patio doors provide direct access to the rear terrace and garden, while a feature fireplace creates an attractive focal point. Towards the front of the bungalow are two generous bedrooms, one enjoying a bay window, both of which could equally serve as additional reception rooms, together with a further single bedroom and a fully tiled family bathroom fitted with a bath, mains fed shower, wash hand basin and WC.

The kitchen/breakfast room is fitted with a range of wooden wall, base and drawer units, incorporating a breakfast bar together with ample space for a range style cooker and under counter appliances. Beyond, the rear hall provides access to the garden and leads to two further bedrooms. The principal bedroom benefits from an extensive range of fitted wardrobes, patio doors opening onto the terrace and an ensuite shower room, while the fifth bedroom enjoys a pleasant outlook over the rear garden. The adaptable layout offers excellent flexibility for a variety of buyers, whether additional bedrooms, guest accommodation, hobbies or home working are required.

Location

The property is situated on the popular Redlands development on the southern outskirts of this historic town. Glastonbury offers a wide range of facilities including banks, shops, supermarkets, restaurants, health centers, schooling, public houses etc. The Cathedral City of Wells is 6 miles whilst Street is 2 miles and offers more comprehensive facilities including Strode College, Strode Theatre, both indoor and open air swimming pools and Clarks Village with its shopping outlets. Access to the M5 motorway can be gained at Junction 23 (Dunball) whilst the major centers of Bristol, Bath, Taunton and Yeovil are all within approximately one hour's commuting distance.



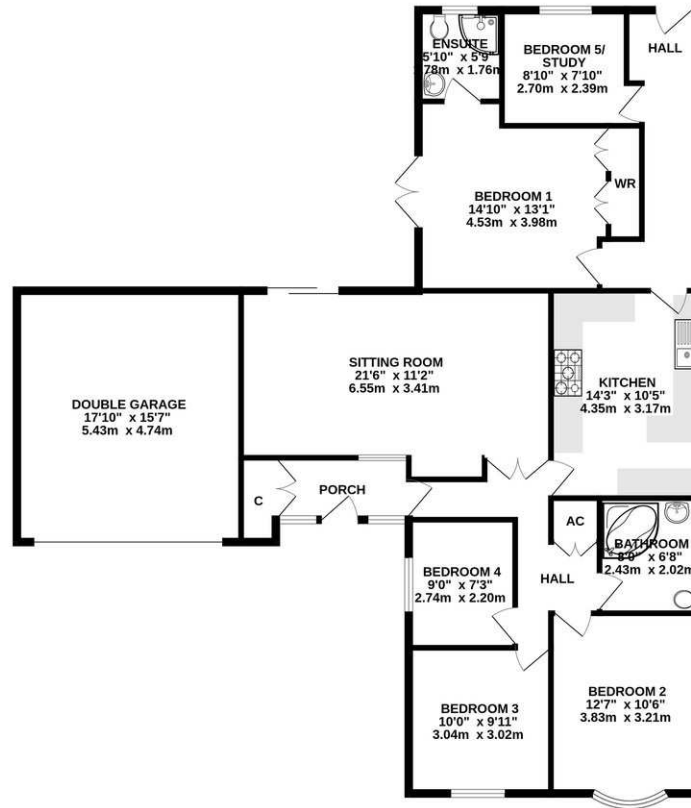


Outside, a generous driveway provides parking for several vehicles and leads to the double garage, complete with power, lighting and useful roof storage. Mature hedgerow encloses the front garden, with gated side access leading into the well proportioned L shaped rear garden. A paved terrace extends from both the sitting room and principal bedroom, creating an attractive space for outdoor dining before opening onto the lawn. Mature shrubs and established planting provide a pleasant backdrop, whilst a covered timber pergola offers welcome shade during the warmer months. A garden shed, pedestrian access into the garage and secure gated access back to the front complete this attractive outside space.

- Extended detached bungalow occupying a generous corner plot within a quiet cul de sac on the highly regarded Redlands development, offered for sale with no onward chain.
- Exceptionally flexible accommodation with up to five bedrooms, including front rooms that could equally serve as additional reception rooms, dining room or home office.
- Spacious sitting room featuring a fireplace and patio doors opening directly onto the rear terrace, creating an excellent connection with the garden.
- Well appointed kitchen/breakfast room fitted with a range of wooden units, breakfast bar, space for a range style cooker and access to the adjoining rear hall.
- Principal bedroom benefiting from fitted wardrobes, patio doors to the garden and a private ensuite shower room, complemented by a fully tiled family bathroom.
- Double garage with power, lighting and roof storage, together with driveway parking for several vehicles. Mature enclosed L shaped rear garden enjoying patio seating areas, established planting, lawn, covered timber pergola, garden shed and secure gated side access.



GROUND FLOOR
1563 sq.ft. (145.2 sq.m.) approx.



TOTAL FLOOR AREA : 1563 sq.ft. (145.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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